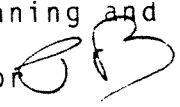


COUNTY OF LOUDOUN

MEMORANDUM

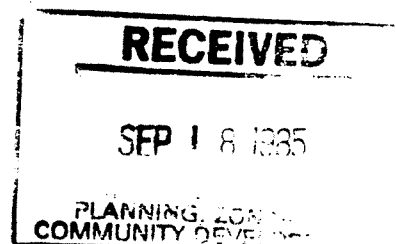
Date: September 17, 1985
To: Frederick P. D. Carr, Director, Planning and Zoning
From: Philip A. Bolen, County Administrator 
Subject: Proposed Amendments to the Leesburg Area Management Plan

At the September 16 meeting on the motion of Mrs. Kavanagh, the Board of Supervisors voted 7-0-1 (Mr. Dodson absent) to approve the requested amendments to the Leesburg Area Management Plan for the area north of Route 7 on Goose Creek, as modified by the staff and Planning Commission.

Please follow through with the details of this Board action.

PAB/pc

Attachment





PHILIP A. BOLEN
County Administrator

TELEPHONE: 777-0200

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN

OFFICE OF COUNTY ADMINISTRATOR

18 NORTH KING STREET
LEESBURG, VIRGINIA 22075

FLORENTINE A. MILLER
Asst. County Administrator

JAMES R. KEENE, JR.
Asst. County Administrator

At a meeting of the Board of Supervisors of Loudoun County, Virginia, held in the Board of Supervisors' Meeting Room, 18 North King Street, Leesburg, Virginia, on Monday, September 16, 1985, at 1:30 p.m.

PRESENT: Frank Raflo, Chairman
James F. Brownell, Vice-Chairman
Andrew R. Bird, III
Ann B. Kavanagh
Frank I. Lambert
Steve W. Stockman
Betty W. Tatum

ABSENT: Thomas S. Dodson

IN RE: PROPOSED AMENDMENTS TO THE LEESBURG AREA MANAGEMENT PLAN

Mrs. Kavanagh moved that the Board of Supervisors approve the requested amendments to the Leesburg Area Management Plan for the area north of Route 7 on Goose Creek, as modified by the staff and the Planning Commission.

Voting on the motion: Supervisors Raflo, Brownell, Bird, Tatum, Kavanagh, Lambert, and Stockman - Yes; None - No; Dodson - Absent.

A COPY TESTE:

COUNTY ADMINISTRATOR FOR THE
LOUDOUN COUNTY BOARD OF SUPERVISORS

mlt:9/16/85

Staff Analysis: The environmentally sensitive area within the Goose Creek Planning District should be distinguished from the other lands more suitable for development, as indicated in staff modifications, as follows:

Under C. Residential Plan, modify applicant's request to read: "....except where properties which are already served by central water and sewer."

Under 8. Goose Creek, Page 96, change "the District quarries and Goose Creek itself to, "The environmentally sensitive lands within the district should..."

- 4) Applicant Request: "D. Community Facilities Plan. Areawide Recommendations A.1 (Page 112). 1. Sewer Service Provision: The area within the Urban Limit Line will be serviced by central sewer and water. The planning districts outside that line, Sycolin, White's Ferry, Oatlands, Goose Creek and the southern section of the Airport District, are not designated for sewer service within the time frame of this area plan (1992), except in the northern section of Goose Creek Planning District, where water and sewer exists on a parcel under single ownership."

Staff Analysis: Under D. Community Facilities Plan. Areawide Recommendations A.1 (Page 112), change applicant's request to read: "...except where water and sewer currently serves an existing parcel."

- 5) Applicant Request: "Figure 16, Sewer Service Area to 1992, Page 113. The sewer service area on Figure 16 should be extended to the west of Goose Creek in order to include all of the Xerox owned property, as outlined in blue on copy of Figure 16 attached hereto.

"E. Commercial Plan. Recommendation by Planning District: 8. Goose Creek, Page 145. No retail commercial uses are recommended except for incidental sales related to the rock quarries, and support commercial uses, sized and located to serve a mixed use development."

"F. Industrial and Employment Plan. Recommendations by Planning District: 8. Goose Creek, Page 149, first paragraph. No new employment centers north of Route 7 should be developed except those employment uses which are compatible with and supportive of the existing training center and are consistent with the goal of comprehensive "Community Development" as expressed in the RMP and the adjacent DNAMP."

"Staff Analysis: Regarding Figure 16, page 113, state on the graphic that the western portion of the Xerox parcel lying west of Goose Creek should be served with sewer and water by the Loudoun County Sanitation Authority."

Under E. Commercial Plan, change applicant's request to read as follows: "....and support commercial uses, sized and located to serve a mixed use development north of Route 7, on property which is currently served by central water and sewer facilities."

Under F. Industrial and Employment Plan, spell out Resource Management Plan and Dulles-North Area Management Plan.

The specific text and graphic amendments to the LAMP that are requested by the applicant are presented as follows, along with staff evaluation and recommendations for modifications to these amendments as noted (underlined portions are applicant's suggested changes or staff modifications):

- 1) Applicant Request: "A. Recommended Land Use Pattern Map, Figure 6, Page 29. Designate the Potomac Park site as 'mixed-use' as outlined in blue on a copy of Figure 6 attached hereto. This designation will match the recommendations of the DNAMP for the remainder of the Potomac Park site to the east of the LAMP area and is consistent with the RMP recommendation for 'community development'."

Staff Analysis: Such a change in the graphics of Figure 6 would achieve two purposes. It would make the LAMP consistent with the draft DNAMP and would clarify the ambiguity between Figure 6 of LAMP which shows the site as open space and the text which calls for "supportive" development (LAMP, p. 149), Figure 4 (LAMP, p. 7) which denotes the site as currently in industrial use, and Figure 16 (LAMP, p. 113) which designates the site as having central sewer service through the portion lying east of Goose Creek.

- 2) Applicant Request: "B. Agricultural Plan. Recommendations by Planning District: 8. Goose Creek, Page 56. This district is not a priority for farm land retention efforts, but farm land should still be encouraged, where appropriate, by requiring clustering, precluding water and sewer extensions (except where water and sewer exists on a parcel under single ownership), and accepting easement donations."

Staff Analysis: Based upon other recommendations in LAMP and policies in the RMP, the existing recommendation here to "preclude" water and sewer extension is not applicable to the applicant's property since it is already served by water and sewer. Therefore, this amendment would be generally appropriate. However, staff recommends that the applicant's amendment be modified so as to read as follows: "....except parcels which are already served by both central water and sewer...."

3. Applicant Request: "C. Residential Plan. Recommendation by Planning District: 4. Edwards' Ferry, Page 90. Residential development on central sewer and water with higher densities surrounding the small commercial center is recommended for this district to the north and east of the currently zoned C-1 and PD-IP land. The properties outside the ULL are not recommended for sewer service within the time frame of this plan (except where water and sewer exists on a parcel under single ownership)."

"8. Goose Creek, Page 96. The southern portion of [T]his area is recommended to remain as it is at present with major consideration given to preserving the integrity of the water quality of the City of Fairfax Water Impoundment on Goose Creek. The District quarries and Goose Creek itself should be viewed as long-term natural resource areas and management strategies developed to preserve them. North of Route 7, the area should be allowed to develop in a manner consistent with the adjacent Dulles-North Area Management Plan."

In addition to the above amendments with suggested modifications, the staff recommends that an additional passage be added to #3., page 149 of the LAMP, to read as follows:

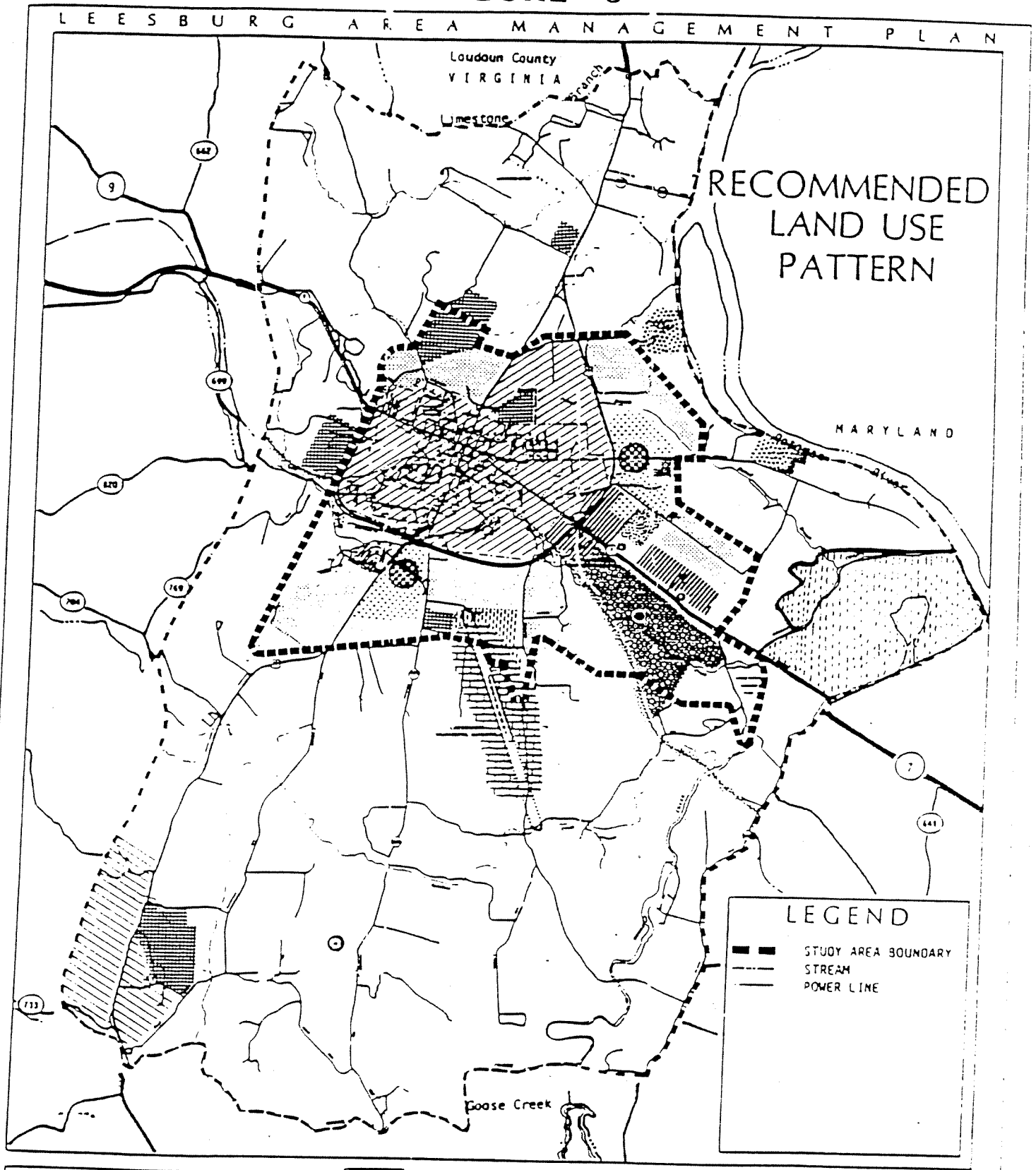
"The property lying north of Route 7 and east of Goose Creek is currently developed with a large institutional use, the Xerox Training Center. The property is served by the sewer and water systems operated by the Loudoun County Sanitation Authority. This property is suitable for additional office and institutional development of an environmentally sensitive nature. A moderate amount of residential uses would be suitable for the site in order to create a viable and balanced mixed-use community. The predominant character and use of the site, however, should remain institutional/employment.

Such additional development should respect and preserve to the maximum practical extent the environmentally sensitive and critical areas of Goose Creek and the Potomac River, particularly the steep slopes, floodplains and mature wooded areas.

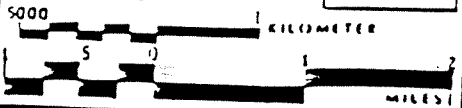
The portion of the parcel which lies to the west of Goose Creek should be developed as an integrated part of the eastern portion. Sewer and water service to this western portion should also be provided by the Loudoun County Sanitation Authority.

A greenbelt area of low intensity land uses should be maintained as a distinguishing edge between the urbanizing area served by the Loudoun County Sanitation Authority and the area served by the Town of Leesburg's utility systems."

FIGURE 6



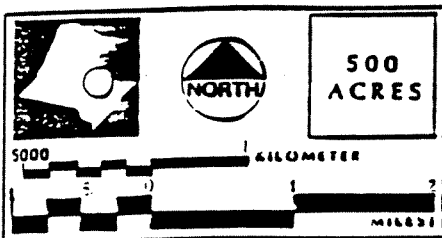
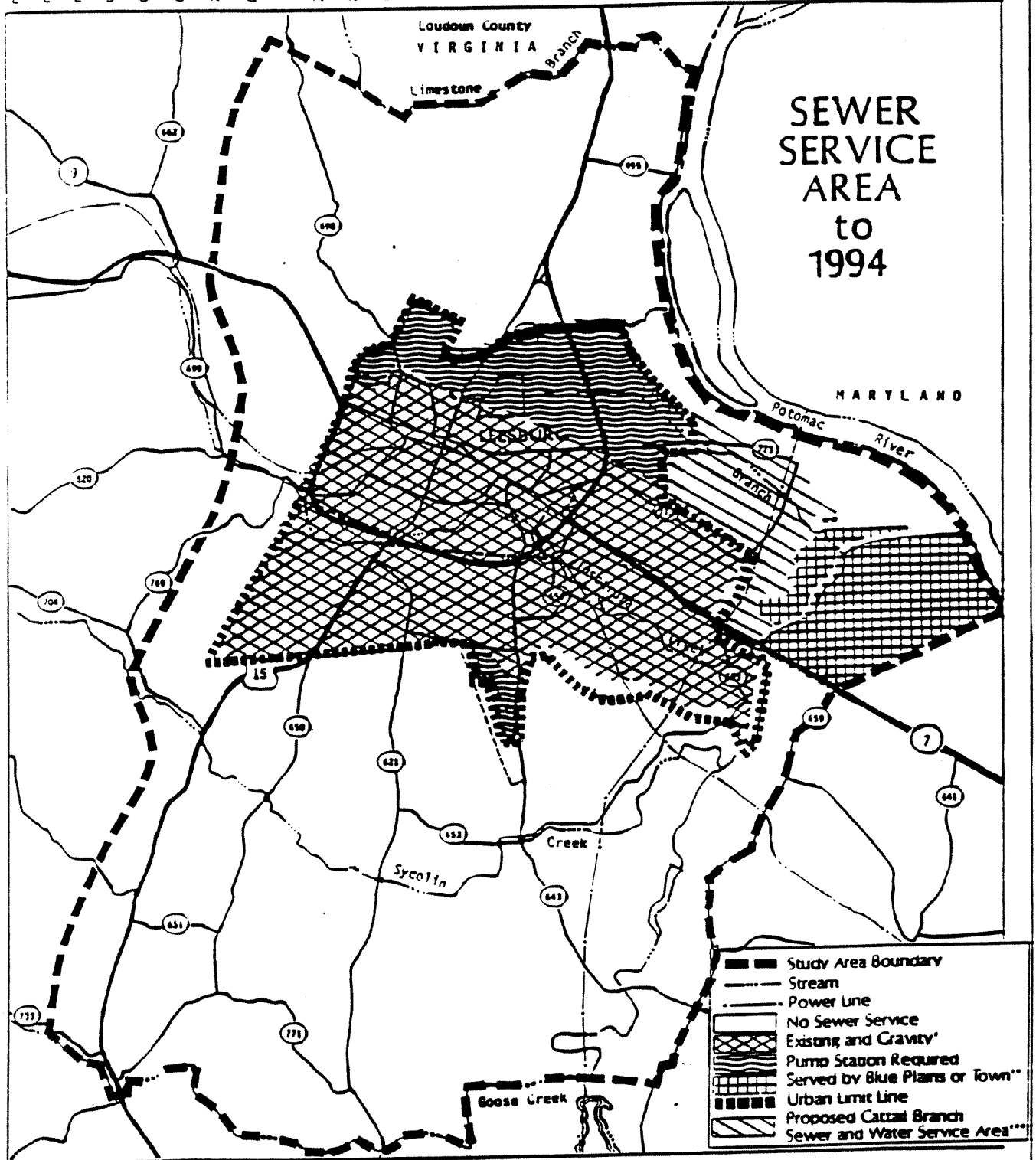
500 ACRES



	RESIDENTIAL MD		INSTITUTIONAL		COMMERCIAL
	OFFICE PARK		COMMUNITY CENTER		AGRICULTURAL, RURAL RESIDENTIAL
	AIRPORT OVERLAY ZONE		MIXED USE		LAND FILL
	RESIDENTIAL SFD		N.E.T. 30		WASTE WATER TREATMENT FACILITY
	PARK - OPEN SPACE		RESIDENTIAL TH		URBAN LIMIT LINE
	OPEN SPACE - EASEMENT		INDUSTRIAL		

FIGURE 16

LEESBURG AREA MANAGEMENT PLAN



*Existing and Gravity Service: Sewer Service either existing (in place) or available for gravity flow at a later date

** The Western portion of Xerox parcel lying west of Goose Creek will be served with sewer and water by the Town of Leesburg

***Ultimately, the Town of Leesburg will be the exclusive Provider of water and sewer facilities to the Cattail Branch Service Area.

LEESBURG AREA MANAGEMENT PLAN